

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		IRVING ST, ARLINGTON

OWNERSHIP

Owner 1:	ROGERS ALEXANDRA &			
Owner 2:	SWANGER GABRIEL			
Owner 3:				
Street 1:	9 IRVING ST #2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	DROISEN KAREN A -		
Owner 2:	-		
Street 1:	9 IRVING ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1905 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	784,300			784,300		240417
							GIS Ref
							GIS Ref
Total Card	0.000	784,300			784,300	Entered Lot Size	
Total Parcel	0.000	784,300			784,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		411.71	/Parcel: 411.71	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	784,300	0	.		784,300		Year end	12/23/2021	PRINT	
2021	102	FV	761,800	0	.		761,800		Year End Roll	12/10/2020		Date
2020	102	FV	750,600	0	.		750,600	750,600	Year End Roll	12/18/2019	12/30/21	19:28:5
2019	102	FV	667,000	0	.		667,000	667,000	Year End Roll	1/3/2019		
2018	102	FV	591,400	0	.		591,400	591,400	Year End Roll	12/20/2017	LAST REV	
2017	102	FV	540,300	0	.		540,300	540,300	Year End Roll	1/3/2017	Date	Time
2016	102	FV	540,300	0	.		540,300	540,300	Year End	1/4/2016	06/01/21	09:04:5
2015	102	FV	468,700	0	.		468,700	468,700	Year End Roll	12/11/2014	mmcmakin	

SALES INFORMATION

TAX DISTRICT

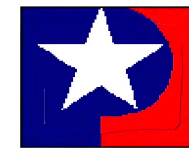
[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Mail Update	MM	Mary M
7/23/2018	Measured	DGM	D Mann
6/23/2014	External Ins	PC	PHIL C
Sign:	VERIFICATION OF VISIT NOT DATA __/__/__		



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	84152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	19:28:52

LAST REV

Date	Time
06/01/21	09:04:5

mmcmakin
14690

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	57.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.20118105
Const Adj.:	0.98000199
Adj \$ / SQ:	359.034
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	822107
Depreciation:	37817
Depreciated Total:	784290

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	4	
Totals				
1		8	4	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	376.99	
Special Features:	0	Val/Su Net:	411.71	
Final Total:	784300	Val/Su SzAd	411.71	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,905	359.030	683,950
Net Sketched Area:		1,905	Total:	683,950
Size Ad	1905 Gross Area		1905 FinArea	1905

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
5					

IMAGE

